



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Condominium Conversion Subdivision

HEARING DATE: January 31, 2019  
CONSENT CALENDAR

*Record No.:* **2018-012850CND**  
*Project Address:* **3132-3140 Scott Street**  
*Zoning:* RM-2 (Residential-Mixed, Moderate Density District)  
40-X Height and Bulk District  
*Block/Lot:* 0512/018  
*Applicant:* Rosemarie MacGuiness  
Sirkin Law APC  
388 Market Street, Suite 300, San Francisco, CA 94111  
*Staff Contact:* Katherine Wilborn – (415) 575-9114  
[Katherine.Wilborn@sfgov.org](mailto:Katherine.Wilborn@sfgov.org)  
*Recommendation:* **Approval**

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The Project proposes to convert a three-story, five-unit building into residential condominiums. No alterations to the building are proposed.

### REQUIRED COMMISSION ACTION

The Subdivision Code requires that the Planning Commission hold a public hearing to review condominium conversion subdivisions containing five to six residential units for consistency with the General Plan. The Project requires Planning Commission approval under Section 3.527 of the Charter and Sections of five to six residential unit buildings. Findings must be made that the proposal is consistent with the General Plan and Subdivision Code.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** To date, the Department has not received any public comments on the proposed project.
- **Existing Tenant & Eviction History:** All units are occupied by owners who intend to purchase their units. All prospective owners have signed under penalty of perjury that no evictions have occurred on the subject property on or after January 1, 2000.

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will maintain the existing supply of housing while allowing for home ownership opportunities for San Francisco residents.

### **Residential Unit Description**

| <b>Unit No.</b> | <b>Apartment No.</b> | <b>Square-Feet</b> | <b>No. of Bedrooms</b> |
|-----------------|----------------------|--------------------|------------------------|
| 1               | 3132                 | 2360               | 3                      |
| 2               | 3134                 | 1130               | 2                      |
| 3               | 3136                 | 1130               | 2                      |
| 4               | 3138                 | 1130               | 2                      |
| 5               | 3140                 | 1130               | 2                      |

### **Rental History:**

- All of the five dwelling units are owner-occupied.

## **ATTACHMENTS:**

Draft Motion – Condominium Conversion Subdivision

Exhibit A – Maps and Context Photographs

Exhibit B – Selected Project Sponsor Submittals

- Application Statement
- Report of Residential Record (3R)
- Form 1: Building and Owner/Occupancy History
- Rent Stabilization and Arbitration Board's Affidavit Eviction of Tenants
- Form 12: Owner's Affidavit Eviction of Senior, Disabled, or Catastrophically Ill Tenant
- Form 13: Owner's Affidavit Eviction of Tenants



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion HEARING DATE: JANUARY 31, 2019

*Record No.:* **2018-012850CND**  
*Project Address:* **3132-3140 Scott Street**  
*Zoning:* RM-2 (Residential-Mixed, Moderate Density) District  
40-X Height and Bulk District  
North Beach Special Use District  
*Block/Lot:* 0512/018  
*Project Sponsor:* Rosemarie MacGuinness  
Sirkin Law APC  
388 Market Street, Suite 300  
San Francisco, CA 94111  
*Staff Contact:* Katherine Wilborn – (415) 575-9114  
[Katherine.Wilborn@sfgov.org](mailto:Katherine.Wilborn@sfgov.org)

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**ADOPTING FINDINGS RELATING TO THE OF A CONDOMINIUM CONVERSION SUBDIVISION OF A THREE-STORY, SIX-UNIT BUILDING INTO RESIDENTIAL CONDOMINIUMS, PURSUANT TO THE GENERAL PLAN AND SUBDIVISION CODE SECTIONS 1386 AND 1396.4, WITHIN AN RM-2 (RESIDENTIAL-MIXED, MODERATE DENSITY) ZONING DISTRICT AND A 25-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On September 20, 2018, Rosemarie MacGuinness (hereinafter "Project Sponsor") filed an application with the Department of Public Works, Bureau of Street Use and Mapping for Planning Department review to allow the Condominium Conversion Subdivision of a three-story, five-unit building into residential condominiums within a RM-2 (Residential-Mixed, Moderate Density) Zoning District and a 40-X Height and Bulk District. The subject building is considered a legal use as the Report of Residential Building Record indicates that the legal authorized occupancy and use is a five-unit dwelling.

On January 31, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Condominium Conversion Subdivision Application No. 2018-012850CND.

Section 1396, Article 9 of the Subdivision Code of the City and County of San Francisco sets forth the following rules and regulations for condominium conversions:

- A. Units may be converted to condominiums so long as they meet the requirements of the Expedited Conversion Program per the Subdivision Code. An exception is provided for two-unit buildings where both units are owner-occupied for one year.
- B. The following categories of buildings may be converted to condominiums:

- i. Buildings consisting of four units or less in which at least one of the units has been occupied continuously by one of the owners of record for six years prior to the annual April 15th triggering date for conversions and owners of record had a fully executed agreement for an exclusive right of occupancy on or before April 15, 2013.
- ii. Buildings consisting of six units or less in which at least three of the units have been occupied continuously by three of the owners of record for six years prior to the annual April 15th triggering date for conversion and the owners of record had a fully executed agreement for an exclusive right of occupancy on or before April 15, 2013.

The Subdivision Code requires that the Planning Commission hold a public hearing to review condominium conversion subdivisions containing five to six units for consistency with the General Plan and applicable provisions of the Subdivision Code where at least one unit is residential. The Code calls for a sales program which promotes affirmative action in housing, a non-transferable tenant right of first-refusal to purchase the unit occupied by the tenant and various relocation requirements, including the right to a \$1,000 relocation payment.

The Subdivision Code further provides for a recorded offer of a lifetime lease for all tenants as a condition of final map approval, and requires that no less than 40 percent of the units as represented through the owning or renting tenant of each unit either have signed Intent to Purchase forms or be in a position of accepting the offer for such a lifetime lease. The Code prohibits any increase in rents while the conversion application is pending before the City.

Section 1386, Article 9 of the Subdivision Code of the City and County of San Francisco requires that the Planning Commission disapprove the Tentative Map if it determines that vacancies in the project have been increased, elderly or permanently disabled tenants have been displaced or discriminated against in leasing units, evictions have occurred for the purpose of preparing the building for conversion, or the subdivider has knowingly submitted incorrect information (to mislead or misdirect efforts by agencies of the City in the administration of the Subdivision Code). In the evaluation of displacement of elderly tenants, the Commission shall consider any such displacements over the preceding three years and the reasons for the displacement.

The project was determined not to be a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff and other interested parties.

**MOVED**, that the Commission hereby approves the Condominium Conversion Subdivision requested in Application No. 2018-012850CND based on the following findings:



## **FINDINGS**

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. The applicant requests Planning Department review of a Condominium Conversion Subdivision Application to allow for the conversion of the multi-unit building.
3. As required by Section 1396 of the San Francisco Subdivision Code, at least three of the units have been owner occupied continuously by one or more of the owners of record for five years prior to the date of application for conversion.
4. Tenants in the subject building were notified of their right-of-first refusal to purchase the unit they occupy, as required by the Subdivision Code, and of other rights to which they are entitled under provisions of the same Code.
5. A search of the Rent Board database did not show any tenant petitions or eviction notices filed with the Rent Board in the last 5 years.
6. On balance, the Project is consistent with the Objectives and Policies of the General Plan, as follows:

## **HOUSING ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 2:**

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

#### **Policy 2.4:**

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

*Property owners are required to correct outstanding code violations identified in a Physical Inspection Report issued by the Department of Building Inspection (DBI). All work must be completed and a DBI Certificate of Final Completion must be issued prior to DPW approval.*

#### **OBJECTIVE 3:**

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

**Policy 3.3:**

Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

*Conversions of rental stock to condominiums help achieve affordable homeownership, providing a category of housing stock for moderate income housing needs. Through the Expedited Conversion Program, properties are eligible to convert from rental units to ownership status so long as owner-occupancy requirements are met.*

7. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

*The proposal would have no adverse effect upon existing neighborhood-serving retail uses as it is a change in form of residential tenure.*

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

*The proposal is a change in form of residential tenure and would not alter the existing housing and neighborhood character of the vicinity.*

- C. That the City's supply of affordable housing be preserved and enhanced,

*No housing would be removed for this project.*

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The proposal is a change in form of residential tenure and would not affect public transit or neighborhood parking.*

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*The proposal is a change in form of residential tenure and would not involve the industrial or service sectors of the City.*

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The proposal is subject to inspection by the Department of Building Inspection and will be required to make any code required repairs, including those related to life safety issues, prior to the recordation of the final condominium subdivision map.*

- G. That landmarks and historic buildings be preserved.

*The proposal is a change in form of residential tenure and would not affect landmarks or historic buildings.*

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

*The proposal is a change in form of residential tenure and would not affect public parks or open space.*

8. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
9. The Commission hereby finds that approval of the Condominium Conversion Subdivision would promote the health, safety and welfare of the City.

**DECISION**

That based upon the Record, the submissions by the Applicant, Department staff and other interested parties, the oral testimony presented to this Commission at the public hearings and all other written materials submitted by all parties, the Commission hereby **APPROVES Condominium Conversion Subdivision Application No. 2018-012850CND.**

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 31, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

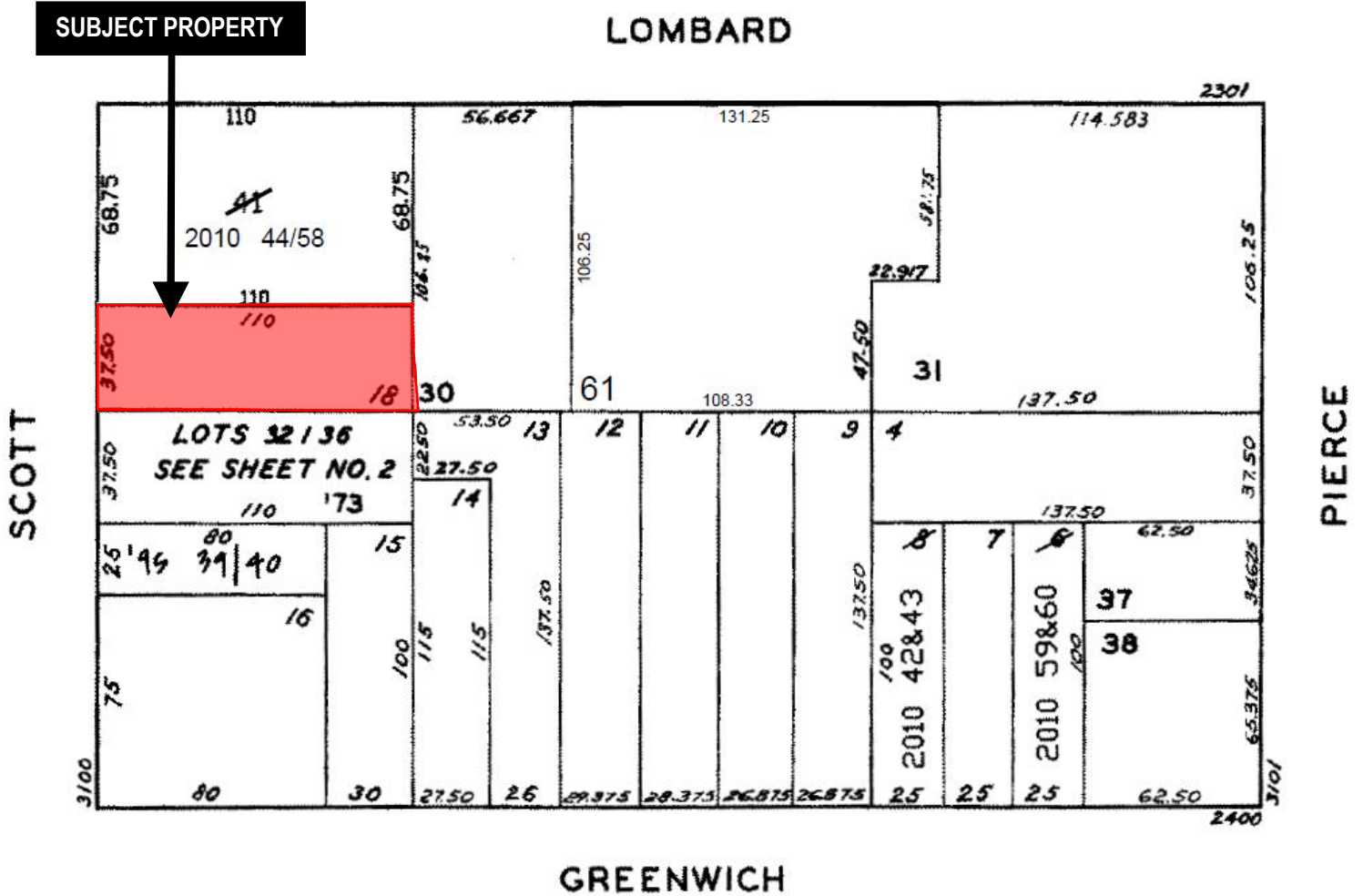
NAYS:

ABSENT:

ADOPTED: January 31, 2019

# Exhibit A

# Parcel Map

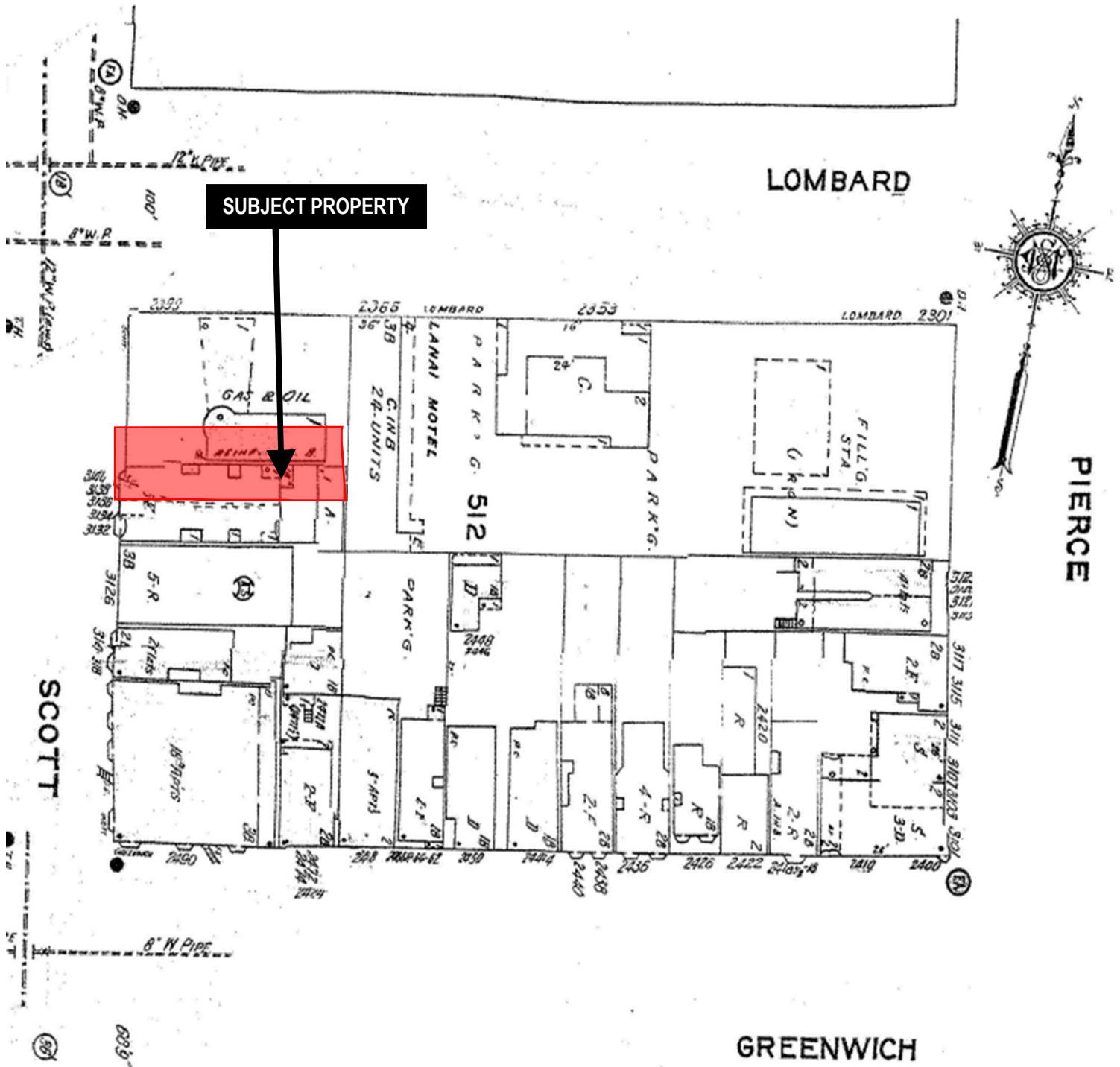


| <u>3118-3120 SCOTT ST</u> |             |                    |
|---------------------------|-------------|--------------------|
| <u>A CONDOMINIUM</u>      |             |                    |
| <u>LOT</u>                | <u>UNIT</u> | <u>% COMM AREA</u> |
| 39                        | 3118        | 55.52              |
| 40                        | 3120        | 44.48              |



Condominium Conversion Hearing  
**Case Number 2018-012850CND**  
 3132-3140 Scott Street  
 Block 0512 Lot 018

# Sanborn Map\*

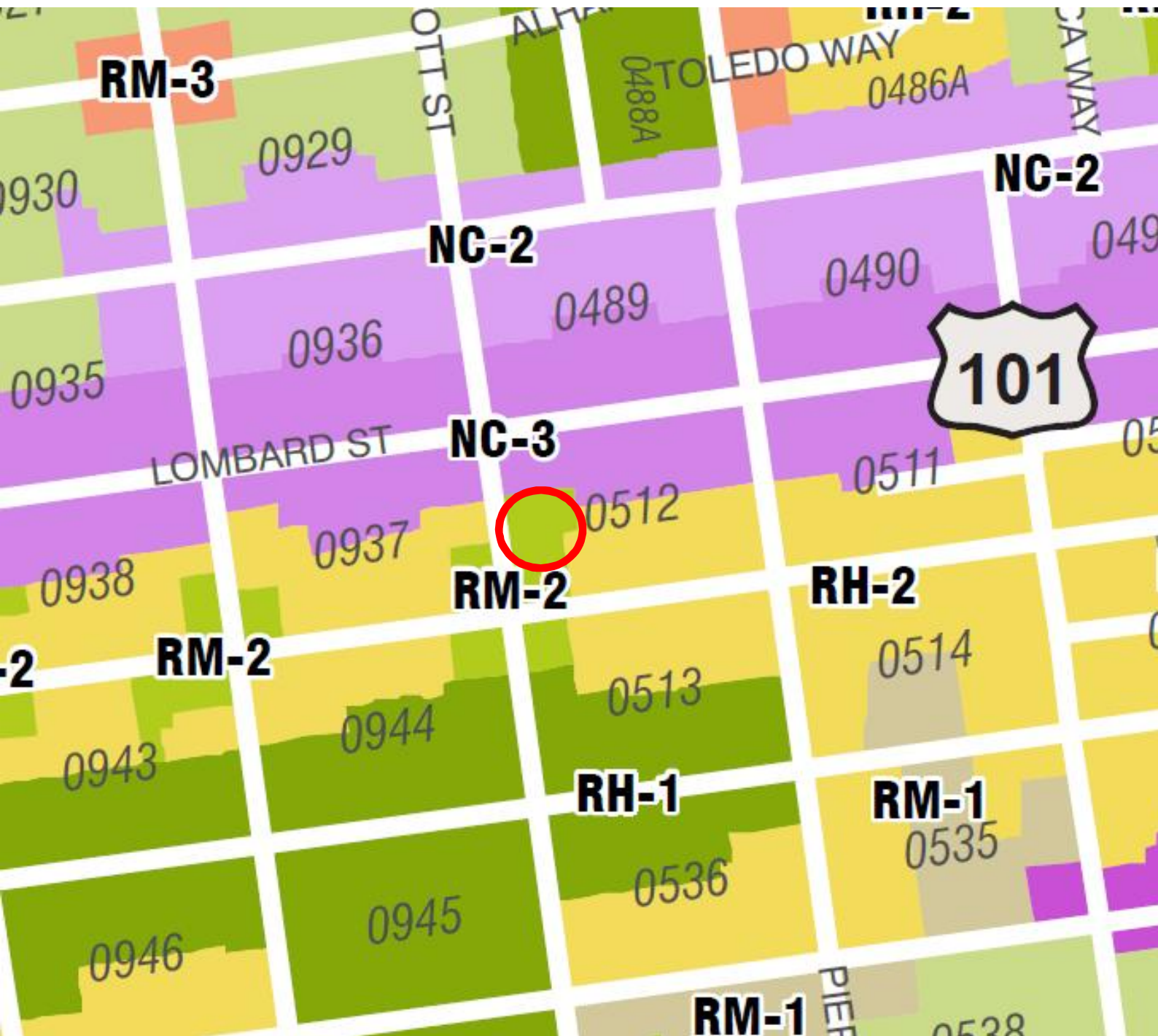


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Condominium Conversion Hearing  
Case Number 2018-012850CND  
3132-3140 Scott Street  
Block 0512 Lot 018

# Zoning Map





# Aerial Photo (Front Façade, Scott Street)

SUBJECT PROPERTY

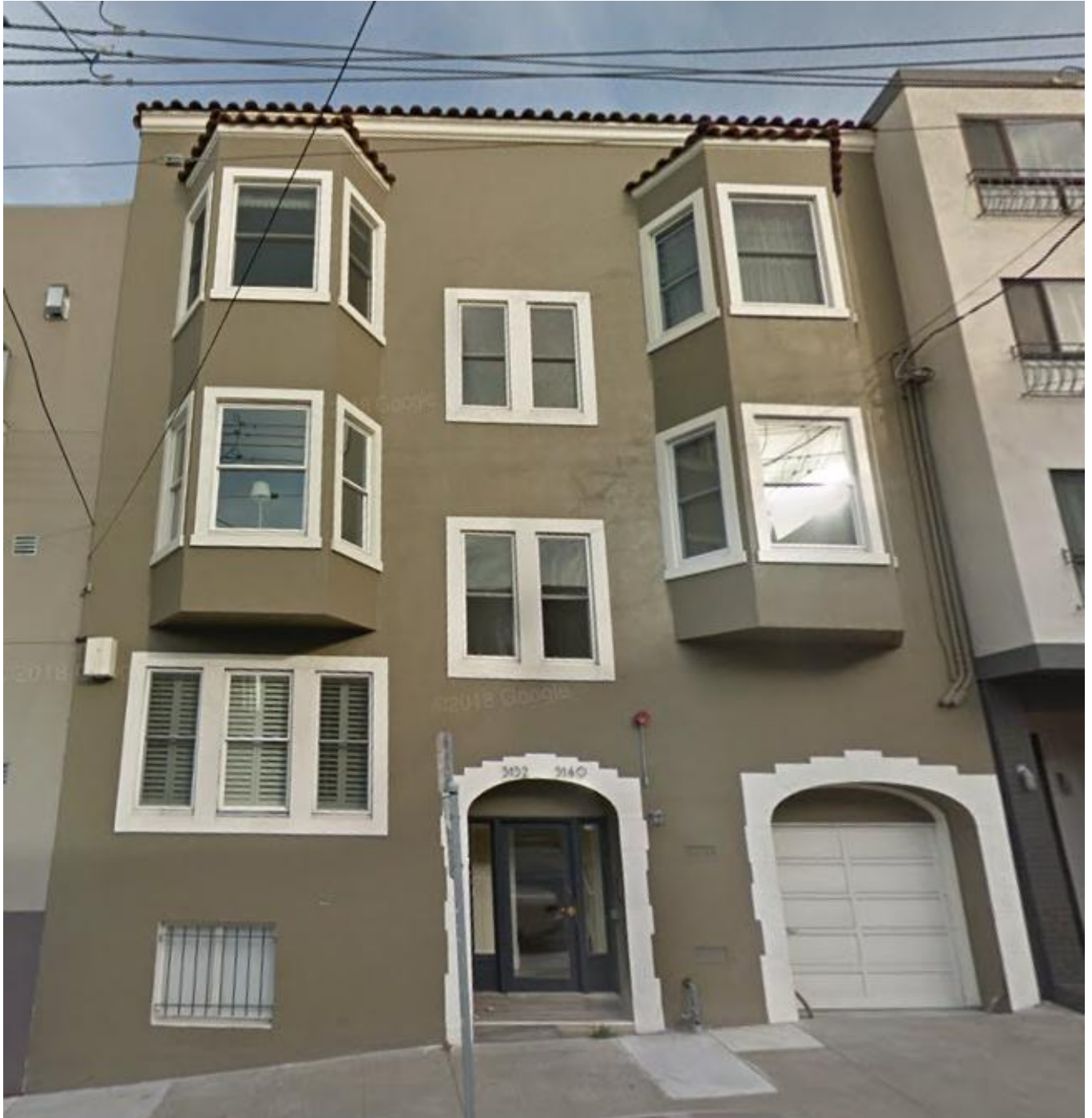


Lombard Street

Scott Street



## Site Photo (Front Façade, Scott Street)



# Exhibit B

**Applicant Statement**Assessor's Parcel Number: 0512-018Property Address: 3132-3140 Scott Street, San Francisco, CA 94123

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**Owner Information**Name(s): Collin Burdick, Peter Winokur, Robin Winokur, Brian Winokur, Christopher Vanderschans, Amber N. Gurney, Alison L. Gurney, Christopher L. Robinson, and Andra T. RobinsonAddress: 3132-3140 Scott Street, San Francisco, CA 94123**Application Contact** (if different from Owner)Name(s): Rosemarie MacGuinness, Sirkin Law, APCAddress: 388 Market Street, Suite 1300, San Francisco, CA 94111Phone: (415) 839-6406Email: condoconversion@andysirkin.com**Firm or Agent Preparing Subdivision Map**Name(s): Barry Pierce, Transamerican EngineersAddress: 1390 Market Street, Suite 201, San Francisco, CA 94102Phone: (415) 553-4092Email: bpierce@transamericanengineers.comNumber of Units in Project: 5Number of Tenant Occupied Units: 0

Choose One:

|             | 2-4 Units   | 5-6 Units   |
|-------------|---|---|
| Residential | <input type="checkbox"/>                                    | <input checked="" type="checkbox"/>                         |
| Mixed-Use   | <input type="checkbox"/>                                    | <input type="checkbox"/>                                    |
|             | Number of residential: _____<br>Number of commercial: _____ | Number of residential: _____<br>Number of commercial: _____ |



I (We) declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

  
Signature of Applicant

Collin Burdick  
Printed Name

4/13/18  
Date

Signature of Applicant

Peter Winokur  
Printed Name

Date

Signature of Applicant

Robin Winokur  
Printed Name

Date

Signature of Applicant

Brian Winokur  
Printed Name

Date

Signature of Applicant

Christopher Vanderschans  
Printed Name

Date

Signature of Applicant

Amber N. Gurney  
Printed Name

Date

Signature of Applicant

Alison L. Gurney  
Printed Name

Date

Signature of Applicant

Christopher L. Robinson  
Printed Name

Date

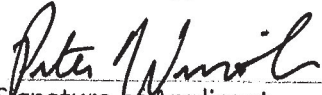
Signature of Applicant

Andra T. Robinson  
Printed Name

Date

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Signature of Applicant



Signature of Applicant

Collin Burdick

Printed Name

Date

Peter Winokur

Printed Name

4/25/18  
Date

Robin Winokur

Printed Name

4/25/18  
Date

Brian Winokur

Printed Name

4/27/18  
Date

Signature of Applicant

Christopher Vanderschans

Printed Name

Date

Signature of Applicant

Amber N. Gurney

Printed Name

Date

Signature of Applicant

Alison L. Gurney

Printed Name

Date

Signature of Applicant

Christopher L. Robinson

Printed Name

Date

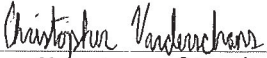
Signature of Applicant

Andra T. Robinson



Printed Name

Date

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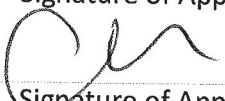

|   |   |                          |
|---|---|--------------------------|
| _____<br>Signature of Applicant   | Collin Burdick<br>_____<br>Printed Name           | _____<br>Date            |
| _____<br>Signature of Applicant   | Peter Winokur<br>_____<br>Printed Name            | _____<br>Date            |
| _____<br>Signature of Applicant   | Robin Winokur<br>_____<br>Printed Name            | _____<br>Date            |
| _____<br>Signature of Applicant   | Brian Winokur<br>_____<br>Printed Name            | _____<br>Date            |
| <br>_____<br>Signature of Applicant | Christopher Vanderschans<br>_____<br>Printed Name | 4-12-18<br>_____<br>Date |
| _____<br>Signature of Applicant   | Amber N. Gurney<br>_____<br>Printed Name          | _____<br>Date            |
| _____<br>Signature of Applicant   | Alison L. Gurney<br>_____<br>Printed Name         | _____<br>Date            |
| _____<br>Signature of Applicant   | Christopher L. Robinson<br>_____<br>Printed Name  | _____<br>Date            |
| _____<br>Signature of Applicant   | Andra T. Robinson<br>_____<br>Printed Name        | _____<br>Date            |

I (We) declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

|  |  |                 |
|--|--|-----------------|
| Signature of Applicant   | Collin Burdick<br>Printed Name           | Date            |
| Signature of Applicant   | Peter Winokur<br>Printed Name            | Date            |
| Signature of Applicant   | Robin Winokur<br>Printed Name            | Date            |
| Signature of Applicant   | Brian Winokur<br>Printed Name            | Date            |
| Signature of Applicant   | Christopher Vanderschans<br>Printed Name | Date            |
| <br>Signature of Applicant | Amber N. Gurney<br>Printed Name          | 4/12/18<br>Date |
| <br>Signature of Applicant | Alison L. Gurney<br>Printed Name         | 4-12-18<br>Date |
| Signature of Applicant   | Christopher L. Robinson<br>Printed Name  | Date            |
| Signature of Applicant   | Andra T. Robinson<br>Printed Name        | Date            |



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|   |                          |           |
|---|--------------------------|-----------|
| Signature of Applicant  | Collin Burdick           |           |
|   | Printed Name             | Date      |
| Signature of Applicant  | Peter Winokur            |           |
|   | Printed Name             | Date      |
| Signature of Applicant  | Robin Winokur            |           |
|   | Printed Name             | Date      |
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|   | Printed Name             | Date      |
| Signature of Applicant  | Christopher Vanderschans |           |
|   | Printed Name             | Date      |
| Signature of Applicant  | Amber N. Gurney          |           |
|   | Printed Name             | Date      |
| Signature of Applicant  | Alison L. Gurney         |           |
|   | Printed Name             | Date      |
| <br>Signature of Applicant | Christopher L. Robinson  | 4/12/2018 |
|   | Printed Name             | Date      |
| <br>Signature of Applicant | Andra T. Robinson        | 4/12/2018 |
|   | Printed Name             | Date      |



**Report of Residential Building Record (3R)**  
(Housing Code Section 351(a))

**BEWARE:** This report describes the current legal use of this property as compiled from records of City Departments. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Planning Department and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes against the seller, buyer and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise imposed by law.

**Address of Building**    *3132 - 3140 SCOTT ST*

**Block** *0512*

**Lot** *018*

**Other Addresses**

1. A. Present authorized Occupancy or use:    FIVE FAMILY DWELLING

B. Is this building classified as a residential condominium?    Yes    No ☒

C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code?    Yes    No ☒

2. Zoning district in which located:    RM-2

3. Building Code Occupancy Classification: R-2

4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property?    Yes    No ☒  
If Yes, what date?    **The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.**

5. Building Construction Date (Completed Date):    1912

6. Original Occupancy or Use:    FIVE FAMILY DWELLING

7. Construction, conversion or alteration permits issued, if any:

| <u>Application #</u> | <u>Permit #</u> | <u>Issue Date</u> | <u>Type of Work Done</u>  | <u>Status</u> |
|----------------------|-----------------|-------------------|---|---------------|
| 45443                | 45443           | Oct 06, 1912      | NEW CONSTRUCTION  | N             |
| 8829                 | 11157           | Oct 22, 1934      | PLASTER FRONT.  | C             |
| 392779               | 352156          | Jan 26, 1971      | RAISE APPROXIMATELY 21 FEET OF FOUNDATION AT REAR RIGHT SIDE, REMOVE PLASTER AT RIGHT REAR CORNER, CLOSE UP OPENING AT ROOF LINE, AND REPAIR CORNER AND REPLASTER.  | C             |
| 444698               | 397933          | Mar 27, 1975      | INSTALL SIX ALUMINUM WINDOWS IN EXISTING FRAMES IN LIVING ROOM. NO STRUCTURAL CHANGE OR CHANGES IN WINDOW FRAMES. NO CHANGES IN REQUIRED WINDOW AREA. WINDOW(S) DOES NOT PROVIDE ACCESS TO FIRE ESCAPE. ALL WINDOWS ARE 24" ABOVE FLOOR OR HAVE PROTECTIVE RAIL.                                    | C             |
| 459134               | 410624          | Mar 20, 1976      | INSTALL 17 ALUMINUM WINDOWS IN EXISTING FRAMES ON WEST AND EAST SIDE OF DWELLING (FRONT AND REAR). NO STRUCTURAL CHANGE OR CHANGES IN WINDOW FRAMES. NO CHANGES IN REQUIRED WINDOW AREA. WINDOW(S) DOES NOT PROVIDE ACCESS TO FIRE ESCAPE. ALL WINDOWS ARE 24" ABOVE FLOOR OR HAVE PROTECTIVE RAIL. | C             |
| 7700693              | 418885          | Jan 26, 1977      | INSULATION UNDER FLOOR IN BEDROOM WIDTH 3-1/2".   | C             |
| 7802784              | 452746          | Sep 20, 1979      | TO BRING BUILDING INTO FULL COMPLIANCE WITH THE PROVISIONS OF THE MUNICIPAL CODE AS REQUIRED BY DIVISION OF APARTMENT AND HOTEL INSPECTION REPORT.  | X             |
| 8005374              | 463477          | Aug 27, 1980      | COMPLETE THE REQUIREMENTS AS THE SAME AS EXPIRING APPLICATION #7802784. PER DEPARTMENT OF PUBLIC WORKS REPORTS. - CFC 5FD   | C             |
| 8305863              | 503040          | Jul 07, 1983      | #3134 - INSTALL SEVEN ALUMINUM WINDOWS IN EXISTING FRAMES IN IN VARIOUS BEDROOMS. NO STRUCTURAL CHANGE OR CHANGES IN WINDOW FRAMES. NO CHANGES IN REQUIRED WINDOW AREA. WINDOW(S) DOES  | C             |

**Department of Building Inspection**  
**1660 Mission Street - San Francisco CA 94103 - (415) 558-6080**  
**Report of Residential Record (3R)**

**Page 2**

**Address of Building**     *3132 - 3140 SCOTT ST*

**Block** *0512*

**Lot** *018*

**Other Addresses**

| <u>Application #</u> | <u>Permit #</u> | <u>Issue Date</u> | <u>Type of Work Done</u>  | <u>Status</u> |
|----------------------|-----------------|-------------------|---|---------------|
| 8309461              | 504499          | Oct 06, 1983      | NOT PROVIDE ACCESS TO FIRE ESCAPE. ALL WINDOWS ARE 24" ABOVE FLOOROR HAVE PROTECTIVE RAIL.<br>#3132 - INSTALL FIVE ALUMINUM WINDOWS IN EXISTING FRAMES IN THE BATHROOM AND KITCHEN. NO STRUCTURAL CHANGE OR CHANGES IN WINDOW FRAMES. NO CHANGES IN REQUIRED WINDOW AREA. WINDOW(S) DOES NOT PROVIDE ACCESS TO FIRE ESCAPE. ALL WINDOWS ARE 24" ABOVE FLOOROR HAVE PROTECTIVE RAIL. | C             |
| 9613952              | 799977          | Jul 31, 1997      | REROOFING   | X             |
| 200801293494         | 1163813         | Aug 21, 2008      | TEMPORARY SHORING AND UNDERPINNING OF 3132 SCOTT STREET FOR PROPOSED EXCAVATION AT 2395 LOMBARD STREET.   | X             |
| 200911181551         | 1199650         | Nov 18, 2009      | OBTAIN FINAL INSPECTION FOR WORK APPROVED UNDER APPLICATION #200801293494. ALL WORK IS COMPLETE   | C             |
| 201104113860         | 1235432         | Apr 11, 2011      | REMODEL KITCHENS AND BATHROOMS FOR FIVE UNITS: LIGHTS, CABINETS, AND REPLACE TOILETS  | C             |
| 201106148073         | 1240123         | Jun 14, 2011      | REVISION TO APPLICATION #201104113860: REMOVE NON BEARING WINDOW AND DOOR WALL, REINFORCE FLOOR, AND ADD HALF BATHROOM AT FIRST FLOOR   | C             |
| 201107089771         | 1241938         | Jul 08, 2011      | INCREASE VALUATION FOR APPLICATION #201106148073 PER BUILDING INSPECTOR REQUEST   | C             |
| 201108041729         | 1244222         | Aug 05, 2011      | REVISION TO APPLICATION #201106148073 AND #201104113860: UPGRADE INTERIOR FINISHES, ELECTRICAL, HEATING, AND REPLACE SIDE AND REAR WINDOWS FOR KITCHEN AND BATHROOM REMODELS  | C             |
| 201202244805         | 1258949         | Feb 28, 2012      | REVISION TO APPLICATION #201106148073: ADD NEW INTERIOR STAIRS IN UNIT #3132 AND CAPTURED HABITABLE SPACE AT BASEMENT LEVEL INCLUDING ONE FULL SIZE BATHROOM  | C             |
| 201204198710         | 1262686         | Apr 19, 2012      | CHANGE AND RELOCATE TWO EXISTING DEN UPRIGHT SPRINKLERS TO HSW SPRINKLERS, ADD ONE NEW SPRINKLER TO DEN STORAGE AND TWO NEW QUICK RESPONSE HSW SPRINKLERS IN THE CONNECTING STAIRWELL USING THE EXISTING COPPER SERVICE LINE, AND ADD A NEW COMBO WATER METER IN COMMON AREA ONLY   | C             |
| 201209069078         | 1278833         | Nov 01, 2012      | REMOVE PARTITION WALLS AT GARAGE, ENLARGE EXISTING GARAGE OPENING, AND REINFORCE EXISTING CANTILEVER BEAM AT REAR OF BUILDING. NOT VISIBLE FROM STREET  | C             |
| 201601076569         | 1379966         | Jan 08, 2016      | COMPLY WITH MANDATORY SOFT STORY RETROFIT PER SFBC CHAPTER 34B, 2012 IEBC APPENDIX A-4: NEW PLYWOOD SHEAR WALL, SIMPSON STRONG WALL AND CONCRETE FOUNDATION. N/A ORDINANCE #155-13 (CFC 5FD)  | C             |

**Department of Building Inspection**  
**1660 Mission Street - San Francisco CA 94103 - (415) 558-6080**  
**Report of Residential Record (3R)**

**Page 3**

**Address of Building**    *3132 - 3140 SCOTT ST*

**Block** *0512*

**Lot** *018*

**Other Addresses**

- |  |   |      |
|--|---|------|
| 8. A. Is there an active Franchise Tax Board Referral on file?                                       | Yes   | No ✓ |
| B. Is this property currently under abatement proceedings for code violations?                       | Yes   | No ✓ |
| 9. Number of residential structures on property?    1  |   |      |
| 10. A. Has an energy inspection been completed? Yes ✓    No  | B. If yes, has a proof of compliance been issued? Yes ✓ | No   |
| 11. A. Is the building in the Mandatory Earthquake Retrofit of Wood-Frame Building Program? Yes    ✓ | No  |      |
| B. If yes, has the required upgrade work been completed? Yes ✓    No                                 |   |      |

Date of Issuance:    15 FEB 2018

Date of Expiration:    15 FEB 2019

By:    CARMELA VILLASICA

Report No:    *201802092372*

**Patty Herrera, Manager**  
**Records Management Division**

**THIS REPORT IS VALID FOR ONE YEAR ONLY.**

The law requires that, prior to the consummation of the sale or exchange of this property, the seller must deliver this report to the buyer and the buyer must sign it.

**(For Explanation of terminology, see attached)**

**Form 1**

Building History, Statement of Repairs &amp; Improvements, Occupants, and Proposed Prices

Assessor's Parcel Number: 0512-018

Property Address: 3132-3140 Scott Street, San Francisco, CA 94123

**Item No. 6 – Building History**

No information known except for detailed on Report of Residential Record

**Item No. 7 – Statement of Repairs & Improvements**

N/A

**Item No. 8 – List of occupants, their apartment numbers, vacant units, and owners and tenants who intend to purchase**

| Unit  | Occupant Name                                 | Apartment No. | Unit Vacant?                 |  | Intend to Purchase?                     |                             |
|-------|---|---------------|------------------------------|--|---|-----------------------------|
| One   | Collin Burdick                                | 3132          | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Two   | Brian Winokur                                 | 3134          | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Three | Christopher Vanderschans                      | 3136          | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Four  | Amber N. Gurney and Alison L. Gurney          | 3138          | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Five  | Christopher L. Robinson and Andra T. Robinson | 3140          | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Six   |   |               | <input type="checkbox"/> YES | <input type="checkbox"/> NO            | <input type="checkbox"/> YES            | <input type="checkbox"/> NO |

**Item No. 9 – Six year occupancy history**

| Apt. No. | Duration                  | Occupants                                     | Rent (\$)      | Reason for Termination |
|----------|---------------------------|---|----------------|------------------------|
| 3132     | Mar 2012 - Mar 2014       | Charles and Justine Richey                    | Owner Occupied | Moved to a new home    |
| 3132     | Mar 2014 - Oct 2016       | Steven and Patricia Burdick                   | Owner Occupied | Moved to Los Angeles   |
| 3132     | Mar 2014 - Current        | Collin Burdick                                | Owner Occupied | N/A                    |
| 3134     | April 12, 2012 - Nov 2014 | Dean and Crystal Harvey                       | Owner Occupied | Moved to a new home    |
| 3134     | Nov 2014 - Current        | Brian Winokur and Elysse Williamson           | Owner Occupied | N/A                    |
| 3136     | Mar 2012 - Feb 2014       | Jessica Kleid                                 | \$3,000.00     | Moved to a new home    |
| 3136     | Feb 2014 - April 2017     | Cindy Goldberg                                | Owner Occupied | Moved to a new home    |
| 3136     | May 2017 - Current        | Christopher Vanderschans                      | Owner Occupied | N/A                    |
| 3138     | Mar 2012 - Jan 2016       | Laura Maestre                                 | Owner Occupied | Moved out of country   |
| 3138     | Feb 2016 - Aug 2016       | George & Cathy Berard                         | \$5,000.00     | Moved to a new home    |
| 3138     | Sep 2016 - Current        | Amber N. Gurney and Alison L. Gurney          | Owner Occupied | N/A                    |
| 3140     | Mar 2012 - Current        | Christopher L. Robinson and Andra T. Robinson | Owner Occupied | N/A                    |

Are there any evictions associated with this building since May 1, 2005? [Sec. 1396.2, 1396.4(10)]

☐ YES ☒ NO If yes, provide details:

## Item No. 10 – List of number of bedrooms, square feet, current rental rate, and proposed sales prices

| Apt. No. | No. Bedrooms | Square Feet | Current Rental Rate | Proposed Sales Price |
|----------|--------------|-------------|---------------------|----------------------|
| 3132     | 3            | 2360        | Owner Occupied      | \$2,300,000          |
| 3134     | 2            | 1130        | Owner Occupied      | \$1,600,000          |
| 3136     | 2            | 1130        | Owner Occupied      | \$1,600,000          |
| 3138     | 2            | 1130        | Owner Occupied      | \$1,600,000          |
| 3140     | 2            | 1130        | Owner Occupied      | \$1,600,000          |
|          |              |             |                     |                      |

Item No. 11 – List the permit number(s) of the building permit application filed in connection with the proposed use of this property that is/are not listed in the 3R Report in the space below

# \_\_\_\_\_ # \_\_\_\_\_ # \_\_\_\_\_ # \_\_\_\_\_ # \_\_\_\_\_



Signature of Applicant

Collin Burdick

Printed Name

4/13/18

Date

Signature of Applicant

Peter Winokur

Printed Name

Date

Signature of Applicant

Robin Winokur

Printed Name

Date

Signature of Applicant

Brian Winokur

Printed Name

Date

Signature of Applicant

Christopher Vanderschans

Printed Name

Date

Signature of Applicant

Amber N. Gurney

Printed Name

Date

Signature of Applicant

Alison L. Gurney

Printed Name

Date

Signature of Applicant

Christopher L. Robinson

Printed Name

Date

Signature of Applicant

Andra T. Robinson

Printed Name

Date


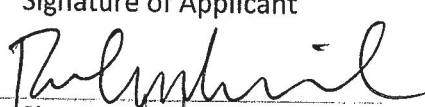
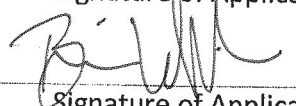


## Item No. 10 – List of number of bedrooms, square feet, current rental rate, and proposed sales prices

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# \_\_\_\_\_ # \_\_\_\_\_ # \_\_\_\_\_ # \_\_\_\_\_ # \_\_\_\_\_


|   |                          |         |
|---|--------------------------|---------|
| Signature of Applicant  | Collin Burdick           |         |
|    | Printed Name             | Date    |
| Signature of Applicant  | Peter Winokur            | 4/25/18 |
|   | Printed Name             | Date    |
| Signature of Applicant  | Robin Winokur            | 4/25/18 |
|  | Printed Name             | Date    |
| Signature of Applicant  | Brian Winokur            | 4/27/18 |
| Signature of Applicant  | Christopher Vanderschans |         |
|   | Printed Name             | Date    |
| Signature of Applicant  | Amber N. Gurney          |         |
|   | Printed Name             | Date    |
| Signature of Applicant  | Alison L. Gurney         |         |
|   | Printed Name             | Date    |
| Signature of Applicant  | Christopher L. Robinson  |         |
|   | Printed Name             | Date    |
| Signature of Applicant  | Andra T. Robinson        |         |
|   | Printed Name             | Date    |

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|  |   |                          |
|--|---|--------------------------|
| _____<br>Signature of Applicant  | Collin Burdick<br>_____<br>Printed Name           | _____<br>Date            |
| _____<br>Signature of Applicant  | Peter Winokur<br>_____<br>Printed Name            | _____<br>Date            |
| _____<br>Signature of Applicant  | Robin Winokur<br>_____<br>Printed Name            | _____<br>Date            |
| _____<br>Signature of Applicant  | Brian Winokur<br>_____<br>Printed Name            | _____<br>Date            |
| <br>_____<br>Signature of Applicant | Christopher Vanderschans<br>_____<br>Printed Name | 4-12-18<br>_____<br>Date |
| _____<br>Signature of Applicant  | Amber N. Gurney<br>_____<br>Printed Name          | _____<br>Date            |
| _____<br>Signature of Applicant  | Alison L. Gurney<br>_____<br>Printed Name         | _____<br>Date            |
| _____<br>Signature of Applicant  | Christopher L. Robinson<br>_____<br>Printed Name  | _____<br>Date            |
| _____<br>Signature of Applicant  | Andra T. Robinson<br>_____<br>Printed Name        | _____<br>Date            |

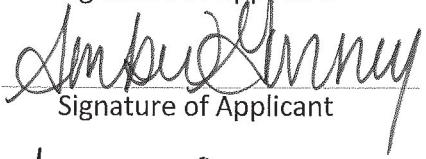


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|   |                          |                |
|---|--------------------------|----------------|
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| Signature of Applicant  | Printed Name             | Date           |
| _____   | Peter Winokur            | _____          |
| Signature of Applicant  | Printed Name             | Date           |
| _____   | Robin Winokur            | _____          |
| Signature of Applicant  | Printed Name             | Date           |
| _____   | Brian Winokur            | _____          |
| Signature of Applicant  | Printed Name             | Date           |
| _____   | Christopher Vanderschans | _____          |
| Signature of Applicant  | Printed Name             | Date           |
|  | Amber N. Gurney          | <u>4/12/18</u> |
| Signature of Applicant  | Printed Name             | Date           |
|  | Alison L. Gurney         | <u>4-12-18</u> |
| Signature of Applicant  | Printed Name             | Date           |
| _____   | Christopher L. Robinson  | _____          |
| Signature of Applicant  | Printed Name             | Date           |
| _____   | Andra T. Robinson        | _____          |
| Signature of Applicant  | Printed Name             | Date           |

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|                        |                          |              |                   |
|------------------------|--------------------------|--------------|-------------------|
| Signature of Applicant | Collin Burdick           | Printed Name | Date              |
| Signature of Applicant | Peter Winokur            | Printed Name | Date              |
| Signature of Applicant | Robin Winokur            | Printed Name | Date              |
| Signature of Applicant | Brian Winokur            | Printed Name | Date              |
| Signature of Applicant | Christopher Vanderschans | Printed Name | Date              |
| Signature of Applicant | Amber N. Gurney          | Printed Name | Date              |
| Signature of Applicant | Alison L. Gurney         | Printed Name | Date              |
| Signature of Applicant | Christopher L. Robinson  | Printed Name | 4/12/2018<br>Date |
| Signature of Applicant | Andra T. Robinson        | Printed Name | 4/12/2018<br>Date |

2018-012850 CND



City and County of San Francisco  
 San Francisco Public Works - Bureau of Street-Use and Mapping  
 1155 Market Street, 3rd Floor - San Francisco, CA 94103  
 sfpublicworks.org - tel 415-554-5810 - fax 415-554-6161



Date: September 13, 2018

Rent Stabilization and  
 Arbitration Board  
 25 Van Ness Avenue, Suite 320  
 San Francisco, CA 94102-6033

|  |             |       |     |
|--|-------------|-------|-----|
| Project ID: 9693                       |             |       |     |
| Project Type: 5 Units Condo Conversion |             |       |     |
| Address#                               | Street Name | Block | Lot |
| 3132 - 3140                            | SCOTT ST    | 0512  | 018 |
| Tentative Map Referral                 |             |       |     |

Attention Van Lam

Pursuant to Sections 1359(d), 1396.2(a) & (b) and 1396.3(1) of the City and County of San Francisco Subdivision Code concerning building eviction status, the list below is submitted to your Department for review of any evictions on or after January 1, 2000. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the date of this letter. Failure to do so constitutes automatic approval from your department. Under these same state and local codes, DPW is required to approve, conditionally approve, or disapprove the above referenced map within 50 days of the receipt of the application. Thank you for your timely review of this Tentative Map.

Sincerely,  
 ADRIAN  
 VERHAGEN

Digitally signed by ADRIAN VERHAGEN  
 DN: cn=ADRIAN VERHAGEN, o=SanDPW,  
 email=adrian.verhagen@sfdpw.org,  
 c=US  
 Date: 2018.09.18 11:59:11 -0700

Bruce R. Storrs, P.L.S.  
 City and County Surveyor



No Eviction(s) have occurred on or after January 1, 2000.



An Eviction has occurred on or after January 1, 2000.  
 See attached documents.

Date(s) of  
 Eviction: \_\_\_\_\_

This confirms that the Rent Stabilization and Arbitration Board has reviewed the above buildings for any eviction on or after January 1, 2000. If evictions have occurred supporting documents have been attached to this form.

processed on  
 Date 9-20-18

Signed [Signature]

Van Lam  
 Rent Stabilization and Arbitration Board

request received 9-19-18

**Form 12****Owner's Affidavit**

**Eviction of Senior, Disabled, or Catastrophically Ill Tenant**  
Compliance with Section 1396.2(b) of the San Francisco Subdivision Code

Required for all owners of record

**Assessor's Parcel Number:** 0512-018

**Property Address:** 3132 Scott Street, San Francisco, CA 94123

I, Collin Burdick, herby certify under penalty of perjury that the following is true and  
*print name*

correct to the best of my knowledge:

Since May 1, 2005, no eviction as defined in San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13) of a senior, disabled person, or catastrophically ill tenant as defined below has occurred, or if such an eviction took place, each unit in the building was occupied by a separate owner of record on April 4, 2006. For purposes of the above statement, a "senior" shall be a person who is 60 years or older and has been residing in the unit for 10 years or more at the time of issuance of the eviction notice; a "disabled" tenant is defined as a person who is disabled within the meaning of Title 42 U.S.C. Section 12102(2)(A); and a "catastrophically ill" tenant is defined as a person who is disabled as defined by above, and who is suffering from a life threatening illness as certified by his or her primary care physician.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.

*Collin Burdick*

Signature of Applicant

Collin Burdick

Printed Name

4/13/18

Date

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

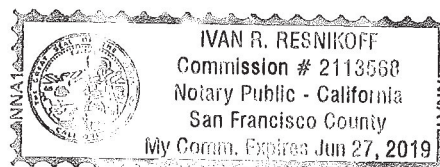
On 4/13/18 before me, Ivan R. Resnikoff, Notary Public, personally appeared  
Collin Burdick

, who proved to me on the basis of satisfactory evidence to be the person ☒ whose name ☒ is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity ☒, and that by his/her/their signature ☒ on the instrument the person ☒ or the entity upon behalf of which the person ☒ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Ivan R. Resnikoff* (seal)





## Form 12

## Owner's Affidavit

Eviction of Senior, Disabled, or Catastrophically Ill Tenant  
Compliance with Section 1396.2(b) of the San Francisco Subdivision Code

Required for all owners of record

Assessor's Parcel Number: 0512-018

Property Address: 3134 Scott Street, San Francisco, CA 94123

I, Peter Winokur, Robin Winokur, and Brian Winokur, herby certify under penalty of perjury that the following is true and correct to the best of my knowledge:

Since May 1, 2005, no eviction as defined in San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13) of a senior, disabled person, or catastrophically ill tenant as defined below has occurred, or if such an eviction took place, each unit in the building was occupied by a separate owner of record on April 4, 2006. For purposes of the above statement, a "senior" shall be a person who is 60 years or older and has been residing in the unit for 10 years or more at the time of issuance of the eviction notice; a "disabled" tenant is defined as a person who is disabled within the meaning of Title 42 U.S.C. Section 12102(2)(A); and a "catastrophically ill" tenant is defined as a person who is disabled as defined by above, and who is suffering from a life threatening illness as certified by his or her primary care physician.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.

Signature of Applicant

Peter Winokur

Printed Name

4/23/18  
Date

Signature of Applicant

Robin Winokur

Printed Name

4/23/18  
Date

Signature of Applicant

Brian Winokur

Printed Name

4/27/18  
Date

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of

California

County of

Alameda

On 04/27/2018 before me, Joseph Muse, Notary Public, personally appeared

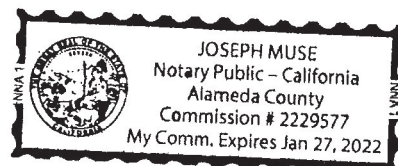
Brian Winokur

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Joseph Muse (seal)



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Alameda

On April 23<sup>rd</sup> 2018 before me, Alfred Zollar Notary Public

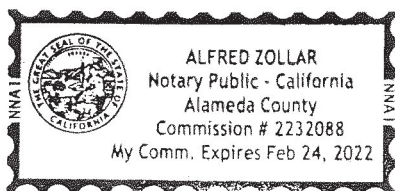
Date

Here Insert Name and Title of the Officer

personally appeared Peter Winokur & Robin Winokur

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

**Form 12****Owner's Affidavit****Eviction of Senior, Disabled, or Catastrophically Ill Tenant**

Compliance with Section 1396.2(b) of the San Francisco Subdivision Code

Required for all owners of record

**Assessor's Parcel Number:** 0512-018**Property Address:** 3136 Scott Street, San Francisco, CA 94123

I, Christopher Vanderschans, hereby certify under penalty of perjury that the following is true and  
*print name*

correct to the best of my knowledge:

Since May 1, 2005, no eviction as defined in San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13) of a senior, disabled person, or catastrophically ill tenant as defined below has occurred, or if such an eviction took place, each unit in the building was occupied by a separate owner of record on April 4, 2006. For purposes of the above statement, a "senior" shall be a person who is 60 years or older and has been residing in the unit for 10 years or more at the time of issuance of the eviction notice; a "disabled" tenant is defined as a person who is disabled within the meaning of Title 42 U.S.C. Section 12102(2)(A); and a "catastrophically ill" tenant is defined as a person who is disabled as defined by above, and who is suffering from a life threatening illness as certified by his or her primary care physician.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.

Christopher Vanderschans

Signature of Applicant

Christopher Vanderschans

Printed Name

4-12-18

Date

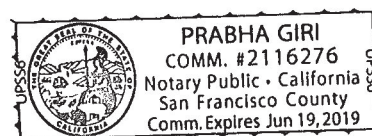
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIACounty of SAN FRANCISCOOn 12<sup>th</sup> APRIL, 2018 before me, PRABHA GIRI, Notary Public, personally appeared

CHRISTOPHER VANDERSCHANS, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (seal)



**Form 12****Owner's Affidavit****Eviction of Senior, Disabled, or Catastrophically Ill Tenant**

Compliance with Section 1396.2(b) of the San Francisco Subdivision Code

Required for all owners of record

**Assessor's Parcel Number:** 0512-018**Property Address:** 3138 Scott Street, San Francisco, CA 94123

I, Amber N. Gurney and Alison L. Gurney, hereby certify under penalty of perjury that the following is true and  
*print name*

correct to the best of my knowledge:

Since May 1, 2005, no eviction as defined in San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13) of a senior, disabled person, or catastrophically ill tenant as defined below has occurred, or if such an eviction took place, each unit in the building was occupied by a separate owner of record on April 4, 2006. For purposes of the above statement, a "senior" shall be a person who is 60 years or older and has been residing in the unit for 10 years or more at the time of issuance of the eviction notice; a "disabled" tenant is defined as a person who is disabled within the meaning of Title 42 U.S.C. Section 12102(2)(A); and a "catastrophically ill" tenant is defined as a person who is disabled as defined by above, and who is suffering from a life threatening illness as certified by his or her primary care physician.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.

*Amber N. Gurney*  
 Signature of Applicant

Amber N. Gurney

Printed Name

4/12/18  
 Date

*Alison L. Gurney*  
 Signature of Applicant

Alison L. Gurney

Printed Name

4-12-18  
 Date

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CACounty of SF

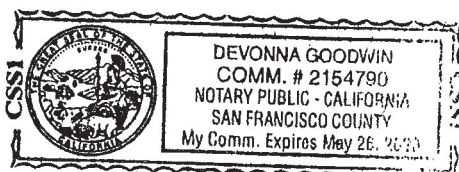
On 4/12/18 before me, Devonna Goodwin, Notary Public, personally appeared

Amber Gurney and Alison Gurney, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *D. Goodwin* (seal)





## Form 12

## Owner's Affidavit

Eviction of Senior, Disabled, or Catastrophically Ill Tenant  
Compliance with Section 1396.2(b) of the San Francisco Subdivision Code

Required for all owners of record

Assessor's Parcel Number: 0512-018


Property Address: 3140 Scott Street, San Francisco, CA 94123

I, Christopher L. Robinson and Andra T. Robinson, herby certify under penalty of perjury that the following is true and  
*print name*

correct to the best of my knowledge:

Since May 1, 2005, no eviction as defined in San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13) of a senior, disabled person, or catastrophically ill tenant as defined below has occurred, or if such an eviction took place, each unit in the building was occupied by a separate owner of record on April 4, 2006. For purposes of the above statement, a "senior" shall be a person who is 60 years or older and has been residing in the unit for 10 years or more at the time of issuance of the eviction notice; a "disabled" tenant is defined as a person who is disabled within the meaning of Title 42 U.S.C. Section 12102(2)(A); and a "catastrophically ill" tenant is defined as a person who is disabled as defined by above, and who is suffering from a life threatening illness as certified by his or her primary care physician.


I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.

  
Signature of Applicant

Christopher L. Robinson

Printed Name

4/12/2018  
Date

  
Signature of Applicant

Andra T. Robinson

Printed Name

4/12/2018  
Date

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Francisco

On April 12, 2018 before me, Gina L. Gerrish, Notary Public, personally appeared

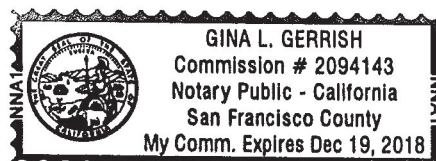
Christopher L. Robinson / Andra T. Robinson

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (seal)



## Form 13

## Owner's Affidavit Eviction of Tenants

Compliance with Section 1396.2(a) of the San Francisco Subdivision Code

Required for all owners of record

**Assessor's Parcel Number:** 0512-018

**Property Address:** 3132 Scott Street, San Francisco, CA 94123

I, Collin Burdick, hereby certify under penalty of perjury that the following is true and

correct to the best of my knowledge:

Since May 1, 2005, two or more tenants occupying separate units have not been evicted under San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13), or if such evictions took place, each unit in the building was occupied by a separate owner of record on April 4, 2006.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.

Ch BLO

Signature of Applicant

Collin Burdick

Printed Name

4/13/18

Date \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of

California

County of

San Francisco

On\_

4 | 13 | 18

before me.

Ivan R. Resnikoff

\_\_\_\_\_, Notary Public, personally appeared

Collin Burdick

\_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person~~s~~ whose name~~s~~ is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~s~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(seal)



**Form 13****Owner's Affidavit  
Eviction of Tenants**

Compliance with Section 1396.2(a) of the San Francisco Subdivision Code

Required for all owners of record

**Assessor's Parcel Number:** 0512-018**Property Address:** 3134 Scott Street, San Francisco, CA 94123

I, Peter Winokur, Robin Winokur, and Brian Winokur, herby certify under penalty of perjury that the following is true and correct to the best of my knowledge:

Since May 1, 2005, two or more tenants occupying separate units have not been evicted under San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13), or if such evictions took place, each unit in the building was occupied by a separate owner of record on April 4, 2006.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.

Peter Winokur  
Signature of Applicant

Peter Winokur

Printed Name

4/23/18  
Date

Robin Winokur  
Signature of Applicant

Robin Winokur

Printed Name

4/23/18  
Date

Brian Winokur  
Signature of Applicant

Brian Winokur

Printed Name

4/27/18  
Date

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CaliforniaCounty of Alameda

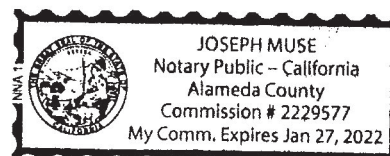
On 04/27/18 before me, Joseph Muse, Notary Public, personally appeared

Brian Winokur, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Joseph Muse (seal)





**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

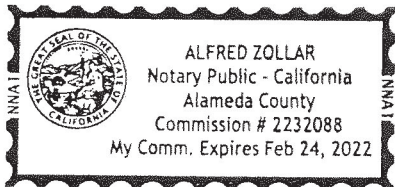
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Alameda

On April 23<sup>rd</sup> 2018 before me, Alfred Zollar Notary Public,  
Date Here Insert Name and Title of the Officer  
 personally appeared Peter Winokur & Robin Winokur  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Signature]  
 Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer – Title(s): \_\_\_\_\_  
☐ Partner – ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian of Conservator  
☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer – Title(s): \_\_\_\_\_  
☐ Partner – ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian of Conservator  
☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

**Form 13****Owner's Affidavit  
Eviction of Tenants**

Compliance with Section 1396.2(a) of the San Francisco Subdivision Code

Required for all owners of record

**Assessor's Parcel Number:** 0512-018**Property Address:** 3136 Scott Street, San Francisco, CA 94123

I, Christopher Vanderschans, hereby certify under penalty of perjury that the following is true and  
*print name*

correct to the best of my knowledge:

Since May 1, 2005, two or more tenants occupying separate units have not been evicted under San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13), or if such evictions took place, each unit in the building was occupied by a separate owner of record on April 4, 2006.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.

Christopher Vanderschans

Signature of Applicant

Christopher Vanderschans

Printed Name

4-12-18

Date

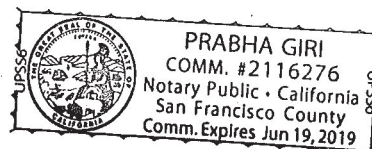
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIACounty of SAN FRANCISCOOn 12<sup>th</sup> APRIL, 2018 before me, PRABHA GIRI, Notary Public, personally appearedCHRISTOPHER VANDERSCHANS

, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (seal)

## Form 13

## Owner's Affidavit Eviction of Tenants

Compliance with Section 1396.2(a) of the San Francisco Subdivision Code

Required for all owners of record

**Assessor's Parcel Number:** 0512-018

**Property Address:** 3138 Scott Street, San Francisco, CA 94123

I, Amber N. Gurney and Alison L. Gurney, hereby certify under penalty of perjury that the following is true and

correct to the best of my knowledge:

Since May 1, 2005, two or more tenants occupying separate units have not been evicted under San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13), or if such evictions took place, each unit in the building was occupied by a separate owner of record on April 4, 2006.

I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.

imprisonment.

  
\_\_\_\_\_  
Signature of Applicant

Amber N. Gurney

Printed Name

4/12/18  
Date

Signature of Applicant

Alison L. Gurney

Printed Name

4-12-19  
Date

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA

County of SF

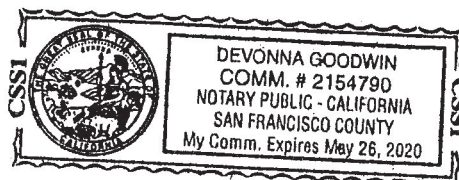
On 4/12/13 before me, Davonna Goodwin, Notary Public, personally appeared

Amber Gurney & Alison Gurney, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (seal)





**Form 13****Owner's Affidavit  
Eviction of Tenants**

Compliance with Section 1396.2(a) of the San Francisco Subdivision Code

Required for all owners of record

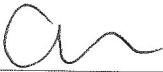
**Assessor's Parcel Number:** 0512-018**Property Address:** 3140 Scott Street, San Francisco, CA 94123

I, Christopher L. Robinson and Andra T. Robinson, herby certify under penalty of perjury that the following is true and  
*print name*

correct to the best of my knowledge:

Since May 1, 2005, two or more tenants occupying separate units have not been evicted under San Francisco Administrative Code Section 37.9(a)(8), 37.9(a)(10), 37.9(a)(11), or 37.9(a)(13), or if such evictions took place, each unit in the building was occupied by a separate owner of record on April 4, 2006.

**I understand that I am affirming under penalty of perjury to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include denial of the condominium conversion subdivision, fines, and/or imprisonment.**



Signature of Applicant

Christopher L. Robinson

Printed Name

4/12/2018  
Date



Signature of Applicant

Andra T. Robinson

Printed Name

4/12/2018  
Date

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of

California

County of

San Francisco

On April 12, 2018 before me, Gina L. Gerrish, Notary Public, personally appeared

Christopher L. Robinson / Andra T. Robinson

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(seal)

